

205574

NPS Form 10-930
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OMB No. 1024-0018

United States Department of the Interior
National Park Service

SENT TO D.C.

10-4-00

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items

1. Name of Property

Historic name: Uptown Square Historic District

Other names/site number: _____

2. Location

Streets & numbers 4520-4850 (even) and 4601-4833 (odd) North Broadway, 1020-1212 (even) and 941-1211 (odd) West Lawrence, 4734-4760 (even) North Racine, 4730 North Sheridan, 1050 West Wilson, and 1100-1116 West Leland Not for publication
City or town Chicago Vicinity _____
State Illinois Code IL County Cook Code 031
Zip code 60640

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments)

William L. Wheeler 9-29-00
Signature of certifying official Date

Illinois Historic Preservation Agency
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments)

Signature of commenting or other official Date

State or Federal agency and bureau

=====
=====
4. National Park Service Certification
=====

I, hereby certify that this property is: Signature of the Keeper Date of Action

Entered in the National Register _____

See continuation sheet.

Determined eligible for the National Register _____

See continuation sheet.

Determined not eligible for the National Register _____

Removed from the National Register _____

Other (explain): _____

=====
=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

private

public-local

public-State

public-Federal

Category of Property (Check only one box)

building(s)

district

site

structure

object

Number of Resources within Property

Contributing Noncontributing

 44 8 buildings

 0 0 sites

 1 0 structures

 0 0 objects

 45 8 Total

Number of contributing resources previously listed in the National Register 2

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

 N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Recreation and culture	Sub: Theater
Recreation and culture	Music facility
Commerce	Department store
Commerce	Business
Commerce	Finance
Domestic	Multiple dwelling
Domestic	Hotel
Social	Clubhouse
Transportation	Rail-related

Current Functions (Enter categories from instructions)

Cat: Recreation and Culture	Sub: Theater
Recreation and Culture	Music facility
Commerce	Business
Commerce	Finance
Domestic	Multiple dwelling
Domestic	Hotel
Transportation	Rail-related

7. Description

Architectural Classification
(Enter categories from instructions)

Classical Revival
Commercial Style
Spanish Colonial Revival

Materials (Enter categories from instructions)

foundation: **limestone**
walls: **brick**
limestone
roof:
other: **terra cotta**
metal

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====

8. Statement of Significance

=====

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Areas of Significance:

(Enter categories from instructions)

Architecture
Entertainment/Recreation
Transportation
Commerce

Period of Significance:

1900-1950

Significant Dates:

Significant Person:

(Complete if Criterion B is marked above)

Cultural Affiliation:

Architect/Builder:

Rapp, Cornelius W. & George, architects
Marshall & Fox, architects
Abtschlager, Walter W., architect
Huszagh & Hill, architects
Pridmore, Jerome E. O., architect
Fugard & Knapp, architects

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave
- D a cemetery
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

has been determined to be eligible for inclusion

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

recorded by Historic American Engineering Record # _____ Other: _____

10. Geographical Data

Acreage of Property 38

UTM References (Place additional UTM references on a continuation sheet)

	Zone Easting	Northing		Zone Easting	Northing		
1	16	445250	4646550	3	16	445620	4645740
2	16	445840	4646350	4	16	445230	4646330
							See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title: **Marge Britton, Doug Kaarre, Diane Meyers, Angela Schlater, and Martin Tangora (Volunteer Workgroup); Jennifer Connors (Project Coordinator)**
organization: **Uptown Community Development Corporation** date: **June 9, 2000**
street & number: **4753 N. Broadway, Suite 822** telephone: **773-878-1064**
city or town: **Chicago** state: **IL** zip code: **60640**

Additional Documentation

submit the following items with the completed form

Continuation Sheets

Map

- ✓ USGS map (7.5 or 15 minute series) indicating the property's location
- ✓ A sketch map for historic districts and properties having large acreage or numerous resources

Photographs

- ✓ Representative black and white photographs of the property
- Additional items (check with the SHPO or LPO for any additional items)

Property Owner

(complete this item at the request of the SHPO or LPO)

name multiple owners
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for national historic eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127, and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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Uptown Square Historic District

DESCRIPTION

The Uptown Square Historic District of Chicago lies just west of Lake Michigan in the neighborhood of Uptown, approximately six miles north of the downtown Loop. The district's collection of 52 buildings and one structure includes a range of significant architecture reflecting the period of significance from 1900 to 1950, including turn-of-the-century storefronts with apartments, grand Spanish Baroque and Moorish entertainment facilities, Classical Revival terra cotta-clad office buildings, an Art Deco post office, and Art Deco and Venetian Gothic apartment hotels. The district is distinguished from its surroundings by its architecture, its scale, and its organization as a cohesive commercial and entertainment district. While there are numerous buildings with commercial storefronts on surrounding streets such as Sheridan Road and Wilson Avenue, these buildings are not part of a cohesive commercial district and are of a much smaller scale than the majority of buildings within the Uptown Square Historic District. The district's 52 buildings are constructed primarily of brick, terra cotta and limestone. The elevated rail line runs north and south through the center of the district between Broadway and Winthrop. Much of the streetscape on Broadway is densely built, with the larger buildings covering one-half block on Lawrence Avenue. Many of the smaller buildings share a party wall and are constructed at the front property line.

The district's boundaries include the northwest corner of Gunnison and Broadway, the east and west sides of Broadway from Gunnison on the north to Wilson on the south, the southwest corner of Wilson and Broadway, the one building on the north side of Wilson east of Broadway, the north side of Leland between Broadway and Winthrop, the north and south sides of Lawrence from Magnolia to Sheridan, the first building on the west side of Sheridan south of Lawrence, the two buildings east of Sheridan on the south side of Lawrence, and the three buildings on the west side of Racine south of Lawrence. The boundaries incorporate approximately 15 blocks.

The majority of the taller buildings are located on Lawrence Avenue between Sheridan and Broadway. Buildings with a larger mass and scale include the Uptown Theatre at 4814-4816 North Broadway (#44), the McJunkin Building at 4520-4570 North Broadway (#36), the Aragon Ballroom at 1100-1110 West Lawrence (#13), the Uptown National Bank at 4753 North Broadway (#19), the New Lawrence Hotel at 1020 West Lawrence (#9), the Mutual Insurance Building at 1001-1015 West Lawrence (#4), the Wilton Hotel at 1039-1053 West Lawrence (#6), and the Peoples Church at 941 West Lawrence (#2). The four tracks of the Elevated train line cross over Broadway at Leland and over Lawrence between Broadway and Winthrop, with a station at the northwest corner of Wilson and Broadway and a station on Lawrence between Clifton and Winthrop. The Lawrence station is comprised merely of turnstiles and a staircase to the platform enclosed by a chain link fence. The elevated structure is of steel frame construction south of Leland Avenue; north of Leland

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it becomes walled fill.

The district's buildings retain a high degree of architectural integrity and retain the character that was prevalent during the period of 1900 to 1950. The most substantial building changes have occurred on the street-level retail storefronts. Often the changes were to windows, doors, cladding and even alterations to the original storefront configuration. Despite a high degree of integrity, there are several vacant lots where buildings from the period of significance once stood. The buildings that no longer remain include two early gas stations, a row of garages east of Clifton, a sewage pumping station on Lawrence, two turn of the century low-rise residential buildings with commercial storefronts on Lawrence, an early 6-flat apartment building on Lawrence, and a mid-1920s commercial arcade on Broadway directly south of the Uptown National Bank building.

The commercial prominence of the district was represented by lavish office and retail buildings, often clad ostentatiously in terra cotta, such as the Uptown National Bank Building (#19), the Mutual Insurance Building (#4), the Loren Miller & Company Store at 4720-4726 North Broadway (#40), the Uptown Broadway Building at 4703-4715 North Broadway (#20), and the McJunkin Building (#36). In response to Uptown Square's emergence as a center of nightlife in the 1920s and its proximity to a large concentration of shopping, business, transportation and entertainment, large apartment hotels replaced the smaller three-story apartment buildings, such as the New Lawrence Hotel (#9) and the Wilton Hotel (#6).

The McJunkin Building (#36) is a three-story brick building with an ornate white terra cotta facade at the southwest corner of Wilson and Broadway. This massive building, constructed in 1923, is designed in the Classical Revival style and commands a full city block. The building is curved at the corner, and includes ten extruding bays with rusticated terra cotta blocks, two two-story Ionic pilasters in three of the bays, a dentillated terra cotta cornice and ornamented terra cotta parapet. The building includes first floor commercial storefronts and the upper floors contain 108 windows facing the streets.

The 1000 block of West Wilson incorporates one building within the district on the north side of the street. The Wilson Avenue Theater at 1050 West Wilson (#35) was constructed in 1909 as a two-story brick building clad in Bedford limestone. The Classical Revival style facade includes a central arched entryway surrounded by a flat stone wall, flanked by massive rusticated stone piers topped by a stone pediment with coats-of-arms. A pointed temple-front parapet with classical ornamentation tops the central section. The central arched entryway has been modified with the installation of a glass wall, and a one-story addition has been constructed to the east.

The northwest corner of Wilson and Broadway has been the central nexus for transportation in Uptown since 1900. The Wilson Avenue Elevated - Uptown Station at 4600-4620 North Broadway (#37) was constructed in 1922 as a replacement for the previous station and arcade. The

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one-story building built partially beneath the elevated tracks is clad in rusticated limestone and detailed in the Classical Revival style. The original entrance and arched stone parapet on the corner have been removed. The building has four commercial storefronts along Broadway and two along Wilson.

The 4600 block of North Broadway contains one to three story buildings with commercial storefronts and apartments above. The majority of these buildings were constructed between 1900 and 1915 and represent the early phase of commercial development in the district. Characteristics of the early period include a smaller massing and scale, with buildings that are generally one to three stories in height. Many of these buildings are constructed of brick in the Commercial Style and are not ornately detailed. Several notable exceptions include 4653 North Broadway (#23), a brick, terra cotta and limestone building constructed in 1901 in the Classical Revival style; 4629 North Broadway (#29), a brick and terra cotta building constructed in 1930 in the Art Deco style; and 4623-4627 North Broadway (#30), a glazed brick and terra cotta building constructed in 1916 in the Commercial Style with Sullivanesque detailing. The buildings often incorporate apartments above commercial storefronts.

The district incorporates one building within the 1100 block of West Leland. The Monroe Building at 1100-1116 West Leland (#52) is a three-story brick commercial and residential building constructed in 1905 with a 1922 addition. The building is constructed in the Commercial Style and includes terra cotta storefront surrounds topped by classical urns, five two-story bays with brick quoins topped by wood cornices on Leland and three on Winthrop, and an overhanging metal cornice.

The 4700 block of North Broadway consists of larger buildings than are found on the 4600 block. On the west side are three buildings that were originally separate buildings but were later consolidated to form a major department store in the district. These three buildings were constructed between 1912 and 1915. The middle building, the original Loren Miller & Company store (#40) shares a party wall with the buildings to the north and south. This five-story building is clad in white terra cotta and is constructed in the Chicago Commercial Style. The building to the south, the Plymouth Hotel at 4700-4714 North Broadway (#39), is a four-story brick Commercial Style hotel. The hotel has small terra cotta ornament on the upper floors. The building to the north, Sheridan Trust and Savings Bank at 4728-4740 North Broadway (#41), is a two story brick building clad in limestone and is designed in the Classical Revival style. The two-story arched window openings have been enclosed in brick.

Across the street on the east side of Broadway are the Uptown Broadway Building (#20) and the Uptown National Bank Building (#19). The Uptown Broadway Building, listed on the National Register individually, is one of the more architecturally elaborate buildings in the district. The brick

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building has an intricately detailed terra cotta facade in the Spanish Baroque style. The 12-story Uptown National Bank, completely clad in white terra cotta, is designed in the Classical Revival style and is a commanding landmark at the southeast corner of Lawrence and Broadway. The remainder of the 4700 block of North Broadway consists of a bank drive-through south of the Uptown National Bank, which was once a two-story commercial building. Clifton Avenue, which only runs one block in the district from Lawrence to Broadway behind the Uptown National Bank, consists of a parking lot where two-story garage buildings once stood.

The Uptown Broadway and Uptown National Bank Buildings were built in the 1920s and represent the second phase of development in the district. Characteristics of the second phase include buildings with a larger massing and scale, from three to twelve floors in height. Buildings from this phase of development are often designed in a particular architectural style, including Spanish Baroque, Art Deco and Classical Revival. The facades are often elaborately ornamented in terra cotta. These buildings are generally located on or near Lawrence. The one exception in the district is the McJunkin Building (#36), which is located at the southwest corner of Wilson and Broadway.

The 4700 block of North Racine, which converges with Broadway south of Lawrence, contains three buildings in the district. Beginning at the corner of Lawrence is the Riviera Theater and Building, 4720-4726 North Racine (#51). This theater and office complex was constructed in 1918 by the famous entertainment architects Rapp & Rapp for the equally famous theater operators Balaban & Katz. While Rapp & Rapp is given credit for constructing the complex, it is believed that an earlier unknown architect designed the facades and began construction before that project went bankrupt. Just to the north on the 4800 block of North Broadway is another Rapp & Rapp theater, the Uptown Theatre (#44), also built for Balaban & Katz. The Riviera Theater is the first theater under the collaboration of Rapp & Rapp and Balaban & Katz, and is smaller than many of their later buildings. Designed in the French Renaissance style, the theater is constructed of brick with terra cotta ornament. The Riviera Office Building, which shares a party wall with the theater to the south, is also constructed of brick, but was covered with metal panels around the middle of the century.

The 4800 block of North Broadway is a mixture of grand buildings and smaller, automotive-use buildings. The Green Mill Gardens (#42) on the northwest corner of Broadway and Lawrence is a well-known landmark. The two-story brick building was constructed in 1914 and originally included an outdoor dining and dancing area to the west of the building. An addition to the building was constructed in 1922, and the gardens were replaced by the Uptown Theatre in 1925. The commercial building at 4812 North Broadway (#43), between the Green Mill Gardens and the Uptown Theatre, was constructed in 1925. Construction of the theater entailed the demolition of a portion of the Green Mill Gardens, and the 4812 commercial building was constructed in the area

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that remained. Rapp & Rapp designed the facade. The Uptown Theatre, 4814-4816 North Broadway (#44), listed on the National Register individually, is Spanish Baroque in style and massive in scale with 4,381 seats. The brick structure wraps around the Green Mill Gardens on the north and west. The brick structure has an elaborate terra cotta facade on Broadway. North of the Uptown Theatre is a four-story commercial building at 4824-4826 North Broadway (#45) which was constructed in 1904, but was given a Classical Revival facade in 1925 by Rapp & Rapp. North along the street are a one-story commercial building clad in concrete block (#46) and the three-story brick Spiegel Furniture Store, 4840 North Broadway (#47), with a white terra cotta facade. The northernmost building in the district is the Uptown Branch of the U.S. Post Office, 4850 North Broadway (#48), a 1939 Art Deco building.

The east side of the block was very auto-oriented, with the Chicago Motor Club at 4833 North Broadway (#14), the Riviera Garage Building at 4829 North Broadway (#15), and the Goodyear Automotive Building at 4811-4815 North Broadway (#17). The Chicago Motor Club is a two-story Art Deco style building with a colored stone panel facade. The storefront has been covered with vertical siding. The Riviera Garage Building is a one-story brick building with ashlar stone panels above a modified storefront. The North Shore Fireproof Storage Building No. 2, 4821 North Broadway (#16), is a five-story brick building with terra cotta surrounding the first floor commercial storefront. The building is designed in a restrained Classical Revival style, including brick pilasters with limestone capitals on the second through fourth floors and small windows characteristic of storage buildings. The Goodyear Automotive Building, constructed in 1969, replaced a Sinclair gasoline station from 1933. It is a one-story brick building with vertical metal panels on the facade. The Clancy Building, 4801 North Broadway (#18), sits at the northeast corner of Lawrence. This three-story brick building has apartments above commercial storefronts. Constructed in 1904, the building has a rounded bay, an oriel on the corner, and limestone banding. The Queen Anne style building is missing its cornice.

The three blocks of Lawrence between the elevated structure and Sheridan Road contain the majority of large-scale high-rise buildings in the district. The 1100 block of West Lawrence includes the Aragon Ballroom, 1100-1110 West Lawrence (#13), on the north side of the street and the 1105 Lawrence Professional Building, 1101-1113 West Lawrence (#8), on the south side. Both are adjacent to the elevated tracks. The Aragon, a three-story brick, terra cotta and stucco building, has an elaborate Spanish Revival facade that is another important landmark within the district. Constructed in 1926, it has storefronts on Lawrence flanking the theater entrance. The elaborate Moorish ornamentation with classical detailing includes raised brick diamond patterns, terra cotta scrolls and rope moulding, heads and masks, spiral engaged Corinthian piers, coats-of-arms, and iron balconettes. The stucco in the corner bays and the vertical marquee are not original. The 1105 West

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Lawrence Professional Building is a three-story brick building clad in dark and light pink terra cotta. It is designed in the Commercial Style with classical detailing, including spiral rope moulding on the vertical piers and an elaborate cornice. The building was constructed in 1922.

The next block east contains three buildings from the first phase of residential development in the district. These buildings are smaller scale, generally up to three stories, and did not incorporate storefronts. On the north side of the street is the Fleur-de-lis Apartments, 1064 West Lawrence (#12), a three-story apartment building constructed c. 1900 of tan and brown brick. The building is in the Classical Revival style.

Architectural elements of the building include two stone entrance porticos with egg and dart moulding flanked by Ionic columns on bases supporting a dentillated cornice, brick quoins, elongated voussoirs, wide overhanging eaves on alternating roof lines with metal cornices and brackets, and a corner turret with a flat, conical roof. To the east is the Lawrence Apartments, 1058-1060 West Lawrence (#11), which is a three-story brick Chicago Six Flat with classical detailing. The building, which was constructed c. 1900, has a rusticated stone facade, two three-sided bays on each end of the facade, an entrance portal flanked by Ionic columns supporting a dentillated cornice, and a stone cornice with dentillated frieze topped by a stone parapet. Directly across Lawrence from these two buildings is a small, one-story brick gas station (#7) surrounded by a parking lot that was constructed c. 1955. This gas station is no longer in use. To the east on the south side of the street is the Wilton Hotel, 1039-1053 West Lawrence (#6). This eight-story brick, wood and terra cotta building was designed in the Venetian Gothic style in 1926. Exceptional architectural elements of the building include terra cotta pointed arches with recessed coats-of-arms, decorative brick corbelling, and banded brick voussoirs above the top floor. On the street level, a brick facade incorporating a series of lobby windows has replaced the original nine storefronts and restaurant. Across the street at the northwest corner of Lawrence and Kenmore is the Middlekauf Apartments, 1042-1048 West Lawrence (#10). This four-story brick apartment building was constructed in 1901 in the Classical Revival style. The building has a stone base and stone spandrels above the first and fourth floors, two stone portals on Lawrence with scrolls and egg and dart moulding, two porches on Kenmore with stone capitals and copper bracketed cornices, seven side bays and one corner circular bay, and three balconies with iron railings. The original bracketed copper cornice has been removed.

The 1000 block of West Lawrence contains three buildings within the district. On the north side of the street is the New Lawrence Hotel, 1020 West Lawrence (#9), which was constructed in 1928 in the Art Deco style. The 12-story residential building with commercial storefronts is constructed of brick, stone, metal and terra cotta. The building is a "U" shape above the first floor. The interior back wall of the courtyard has vertical brick piers between the windows topped by terra cotta modillions of Native American heads in full dress. The storefront awnings and window

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surrounds have decorative metalwork. The first floor is clad in black marble with zig zag patterns with metal rosettes. The second floor windows have decorative terra cotta surrounds with floral motifs, and the third and fourth floor windows have alternating vertical stone surrounds. The south side of the street includes a one-story brick commercial shopping center constructed in 1987, 1025-1037 West Lawrence (#5), and the Mutual Insurance Building (#4), at the southwest corner of Lawrence and Sheridan. The Mutual Insurance Building is an eight-story brick building with a white terra cotta facade. The lower four floors were constructed in 1922 and the upper floors were added in 1927. The building is designed in the Classical Revival style and includes two-story terra cotta surrounds topped by a segmental arch on the second and third floors, with the upper floors divided by terra cotta piers with Corinthian capitals. A terra cotta parapet is topped by finials above each pier.

Adjacent to the Mutual Insurance building on the south is the Lakeside Theater, 4730 North Sheridan (#1), constructed in 1914. The two-story brick theater was designed in the Classical Revival style, and retains the terra cotta surround on the central arched entry way, terra cotta running sills and headers on the second floor, and an elaborate terra cotta parapet and cornice with brackets. The first floor storefronts and theater entrance have been bricked in.

The district includes two buildings on the south side of Lawrence east of Sheridan. On the southeast corner is the Lawrence-Sheridan Apartments, 947-959 West Lawrence (#3), a brick apartment building constructed c. 1900 with protruding storefronts which were added in 1924. The Classical Revival style building has four circular bays on Sheridan and two on Lawrence. There is stone banding between the floors and an overhanging black metal bracketed cornice tops the building. Directly to the east is the Peoples Church, 941 West Lawrence (#2), which was constructed in 1926.

This Classical Revival style six-story building has a rusticated stone base topped by a stone frieze, and six four-story engaged fluted columns topped by Ionic capitals. Above the fifth floor is another stone frieze with a dentillated stone temple-front entablature. The corners of the building have stone quoins.

The one structure identified within the district is the elevated rail line (#53), which runs north and south through the center of the district between Broadway, Clifton and Winthrop. The two-story structure enters the district on the south crossing Wilson just west of Broadway at the Wilson Avenue Elevated - Uptown Station (#37). The structure consists of steel girder supports and frame, topped by four rail lines. The station includes three wooden platforms between the tracks with an unenclosed roof sheltering the central platform. From the Uptown Station at Wilson the structure moves north crossing Broadway, which runs at an angle to the northwest, then crossing Ieland to the east of Broadway. North of Ieland the structure changes to walled fill. The structure runs directly north-south between Clifton on the west and an alley on the east. There is a second station

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at Lawrence, with one wooden platform and unenclosed roof flanked by two tracks on each side. The structure crosses Lawrence and continues north as walled fill and exits the district boundaries.

Of the 52 buildings and one structure within the district, 44 buildings and one structure are considered contributing and eight buildings are considered non-contributing. The contributing buildings were constructed during the period of significance and possess historic integrity through their location, design, setting, materials, workmanship and feeling which reflects their character at that time. The non-contributing buildings within the district were either constructed after 1950 or do not possess historic integrity. These non-contributing buildings do not have a negative impact on the character of the district as a whole as they are scattered throughout the district.

The following resource list identifies all of the buildings and one structure within the district. The photographic documentation of the district includes views of many of the buildings.

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RESOURCE LIST

Sheridan Road West Side

1. Building/Address: Lakeside Theater / 4730 North Sheridan Road
Date: 1914
Architect: Ralph Cambel Harris
Use (historic/current): Theater and Stores/Social Service
Current Occupant(s): Recently vacated by Columbia College Dance Center
Number of Stories: 2
Materials: Brick and terra cotta
Architectural Style: Classical Revival
Comment: Contributing

Lawrence Avenue South Side from East to West

2. Building/Address: Peoples Church of Chicago / 941 West Lawrence
Date: 1926
Architect: Jerome E.O. Pridmore
Use (historic/current): Church/Church
Current Occupant(s): People's Church of Chicago
Number of Stories: 6
Materials: Brick and stone
Architectural Style: Classical Revival
Comment: Contributing
3. Building/Address: Lawrence-Sheridan Apartments / 947-959 West Lawrence, 4751-4759
North Sheridan
Date: c. 1900 (storefronts added 1924)
Architect: unknown
Use (historic/current): Commercial-Residential/Commercial-Residential
Current Occupant(s): S-I. Pantry and others
Number of Stories: 3
Materials: Brick, stone and metal
Architectural Style: Classical Revival
Comment: Contributing

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4. Building/Address: Mutual Insurance Building / 1001-1015 West Lawrence, 4750-4770
North Sheridan
Date: 1922 / 4-story addition 1927
Architect: Fugard & Knapp / addition by B. Leo Steiff
Use (historic/current): Office/Office
Current Occupant(s): Institute of Cultural Affairs and others
Number of Stories: 8
Materials: Brick and terra cotta
Architectural Style: Classical Revival
Comment: Contributing

5. Building/Address: Lake Side Plaza / 1025-1037 West Lawrence
Date: 1987
Architect: Unknown
Use (historic/current): None/Commercial
Current Occupant(s): Community Mental Health Services and others
Number of Stories: 1
Materials: Brick
Architectural Style: Modern
Comment: Non-contributing

6. Building/Address: Wilton Hotel / 1039-1053 West Lawrence
Date: 1926
Architect: Ralph D. Huszagh & Boyd Hill
Use (historic/current): Residential/Residential
Current Occupant(s): Loral Retirement Hotel
Number of Stories: 8
Materials: Brick, wood and terra cotta
Architectural Style: Venetian Gothic
Comment: Contributing

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Uptown Square Historic District

7. Building/Address: Bulk Petroleum Gas Station / 1055-1063 West Lawrence
Date: c. 1955
Architect: Unknown
Use (historic/current): Gasoline Station/Parking
Current Occupant(s): Allright Parking
Number of Stories: 1
Materials: Brick
Architectural Style: Modern
Comment: Non-contributing
8. Building/Address: 1105 Lawrence Professional Building / 1101-1113 West Lawrence
Date: 1922
Architect: Frederick Teich
Use (historic/current): Office-Retail/Office-Retail
Current Occupant(s): Aragon Food & Liquors, Chicago Jewelry Exchange and others
Number of Stories: 3
Materials: Brick and terra cotta
Architectural Style: Commercial Style with classical detailing
Comment: Contributing

Lawrence Avenue North Side from East to West

9. Building/Address: New Lawrence Hotel / 1020 West Lawrence
Date: 1928
Architect: Ralph D. Huszagh & Boyd Hill
Use (historic/current): Residential-Commercial/Residential-Commercial
Current Occupant(s): Lawrence House Retirement Hotel
Number of Stories: 12
Materials: Brick, limestone, metal and terra cotta
Architectural Style: Art Deco
Comment: Contributing

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Uptown Square Historic District

10. Building/Address: Middlekauf Apartments / 1042-1048 West Lawrence, 4800-4808
North Kenmore
Date: 1901
Architect: John S. Woollacott
Use (historic/current): Residential/Residential
Current Occupant(s): Various Residential Occupants
Number of Stories: 4
Materials: Brick and limestone
Architectural Style: Classical Revival
Comment: Contributing

11. Building/Address: Lawrence Apartments / 1058-1060 West Lawrence
Date: c. 1900
Architect: Unknown
Use (historic/current): Residential/Residential
Current Occupant(s): Various Residential Occupants
Number of Stories: 3 with raised basement
Materials: Brick and limestone
Architectural Style: Chicago Six-Flat with classical detailing
Comment: Contributing

12. Building/Address: Fleur-de-Lis Apartments / 1064 West Lawrence
Date: c. 1900
Architect: Unknown
Use (historic/current): Residential/Residential
Current Occupant(s): Various Residential Occupants
Number of Stories: 3 with raised basement
Materials: Brick, limestone and metal
Architectural Style: Classical Revival
Comment: Contributing

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Uptown Square Historic District

13. Building/Address: Aragon Ballroom / 1100-1110 West Lawrence
Date: 1926
Architect: Ralph D. Huszagh & Boyd Hill, with John Eberson
Use (historic/current): Entertainment/Entertainment
Current Occupant(s): Aragon Entertainment and ABC & Me Daycare
Number of Stories: 3
Materials: Brick and terra cotta
Architectural Style: Spanish Revival (Moorish) with classical detailing
Comment: Contributing

Broadway East Side North to South

14. Building/Address: Chicago Motor Club Building / 4833 North Broadway
Date: c. 1940
Architect: Unknown
Use (historic/current): Office/Office
Current Occupant(s):
Number of Stories: 2
Materials: Brick with stone panel facade
Architectural Style: Art Deco
Comment: Contributing
15. Building/Address: Riviera Garage Building / 4829 North Broadway
Date: 1916 with alterations in 1940 and 1970
Architect: A. H. Dunford
Use (historic/current): Garage/Restaurant
Current Occupant(s): A-Dong Restaurant
Number of Stories: 1
Materials: Brick
Architectural Style: Modern facade
Comment: Non-contributing

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Uptown Square Historic District

16. Building/Address: North Shore Fireproof Storage Building #2 / 4821 North Broadway
Date: 1910 with 2-story addition 1916
Architect: A. H. Dunford
Use (historic/current): Storage-Commercial/Storage-Commercial
Current Occupant(s): Thailand Food Corp.
Number of Stories: 5
Materials: Brick, limestone and terra cotta
Architectural Style: Classical Revival
Comment: Contributing

17. Building/Address: Automotive Building / 4811-4815 North Broadway
Date: 1969
Architect: Unknown
Use (historic/current): None/Automotive Retail
Current Occupant(s): Goodyear
Number of Stories: 1
Materials: Brick
Architectural Style: Modern
Comment: Non-contributing

18. Building/Address: Clancy Building / 4801 North Broadway, 1134-1146 West Lawrence
Date: 1904 with addition c. 1948
Architect: Unknown
Use: Residential-Commercial/Residential-Commercial
Current Occupant(s): Charming Wok and others
Number of Stories: 3
Materials: Brick
Architectural Style: Classical Revival
Comment: Contributing

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Uptown Square Historic District

19. Building/Address: Uptown National Bank Building/ 4753 North Broadway
Date: 1924 with 4-story addition 1928
Architect: Marshall & Fox
Use (historic/current): Office-Commercial/Office-Commercial
Current Occupant(s): Uptown National Bank of Chicago and others
Number of Stories: 12
Materials: Brick and terra cotta
Architectural Style: Classical Revival
Comment: Contributing

20. Building/Address: Uptown Broadway Building / 4703-4715 North Broadway
Date: 1926
Architect: Walter W. Ahlschlager
Use (historic/current): Office-Commercial/Office-Commercial
Current Occupant(s): Equator Club, African Wonderland Imports and others
Number of Stories: 3
Materials: Brick, terra cotta and metal
Architectural Style: Spanish Baroque Revival
Comment: Contributing - Individually listed on the National Register

21. Building/Address: H. W. Rubloff Building / 4701 North Broadway
Date: 1921
Architect: Unknown
Use (historic/current): Commercial/Commercial
Current Occupant(s): Majestic Men's Wear Store
Number of Stories: 1
Materials: Brick and terra cotta
Architectural Style: Commercial Style
Comment: Contributing

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Uptown Square Historic District

22. Building/Address: Kresge Building / 4657-4663 North Broadway
Date: 1930
Architect: John Hoecke (?)
Use (historic/current): Commercial-Residential/Commercial
Current Occupant(s): Angkor Wat Market, Style House
Number of Stories: 2
Materials: Brick and limestone
Architectural Style: Commercial Style
Comment: Contributing
23. Building/Address: 4653 North Broadway
Date: 1901
Architect: Unknown
Use (historic/current): Commercial/Commercial
Current Occupant(s): Urban Bikes
Number of Stories: 1
Materials: Brick, terra cotta and limestone
Architectural Style: Classical Revival
Comment: Contributing
24. Building/Address: 4647-4651 North Broadway
Date: c. 1940
Architect: Unknown
Use (historic/current): Commercial-Residential/Commercial
Current Occupant(s): Z. Wallis Army & Navy Store, Afrimex International
Number of Stories: 2
Materials: Brick with metal cladding
Architectural Style: Commercial Style
Comment: Contributing

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Uptown Square Historic District

25. Building/Address: 4645 North Broadway
Date: 1905
Architect: Unknown
Use (historic/current): Commercial-Residential/Commercial-Residential
Current Occupant(s): Beds+ III
Number of Stories: 3
Materials: Brick, limestone, wood and metal
Architectural Style: Commercial Style
Comment: Contributing
26. Building/Address: 4643 North Broadway
Date: 1905 with alterations 1930 and rear addition 1936
Architect: Unknown
Use (historic/current): Commercial-Residential/Commercial-Residential
Current Occupant(s): Gigio's Pizzeria
Number of Stories: 3
Materials: Brick and limestone
Architectural Style: Commercial Style
Comment: Contributing
27. Building/Address: 4635-4641 North Broadway
Date: 1905
Architect: Unknown
Use (historic/current): Commercial-Residential/Commercial-Residential
Current Occupant(s): Elim Wig, Shoo-Bazaar, and others
Number of Stories: 3
Materials: Brick and limestone
Architectural Style: Commercial Style
Comment: Contributing

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Uptown Square Historic District

28. Building/Address: 4631 North Broadway
Date: 1948
Architect: Unknown
Use (historic/current): Commercial/Commercial
Current Occupant(s): Two Brothers Store for Men and Boys
Number of Stories: 1
Materials: brick with metal facade
Architectural Style: Commercial Style
Comment: Contributing
29. Building/Address: 4629 North Broadway
Date: 1930
Architect: William H. Harlev, Jr. (?)
Use (historic/current): Commercial/Commercial
Current Occupant(s): Quintrice Hair Studio, Louise African Hair Braiding
Number of Stories: 1
Materials: Brick and terra cotta
Architectural Style: Art Deco
Comment: Contributing
30. Building/Address: 4623-4627 North Broadway
Date: 1916
Architect: Unknown
Use (historic/current): Commercial-Residential/Commercial
Current Occupant(s): Dollar Plus+, Trend
Number of Stories: 2
Materials: Glazed brick and terra cotta
Architectural Style: Commercial Style with Sullivanesque detailing
Comment: Contributing

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Uptown Square Historic District

31. Building/Address: 4621 North Broadway
Date: 1902
Architect: Enoch Hill Turnock
Use (historic/current): Commercial-Residential/Commercial-Residential
Current Occupant(s): House Dressing
Number of Stories: 3
Materials: Brick and limestone
Architectural Style: Commercial Style with classical detailing
Comment: Contributing

32. Building/Address: 4619 North Broadway
Date: 1907
Architect: Unknown
Use (historic/current): Commercial-Residential/Commercial-Residential
Current Occupant(s): Toppers Records
Number of Stories: 3
Materials: Brick and limestone
Architectural Style: Commercial Style
Comment: Contributing

33. Building/Address: 4613-4617 North Broadway
Date: 1928 with alterations 1974
Architect: Walter W. Ahlschlagcr
Use (historic/current): Commercial-Residential/Commercial
Current Occupant(s): FootLocker
Number of Stories: 1
Materials: Brick and stucco
Architectural Style: Modern facade
Comment: Non-contributing

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Uptown Square Historic District

34. Building/Address: 4601-4611 North Broadway
Date: c. 1965
Architect: Unknown
Use (historic/current): None/Commercial
Current Occupant(s): City Sports, Rainbow Shops and others
Number of Stories: 1
Materials: Brick
Architectural Style: Modern
Comment: Non-contributing

Wilson Avenue North Side

35. Building/Address: Wilson Avenue Theater (Standard Vaudeville) / 1050 West Wilson
Date: 1909
Architect: Henry L. Ottenheimer
Use (historic/current): Theater-Commercial/Commercial
Current Occupant(s): TCF Bank
Number of Stories: 2
Materials: Brick and limestone
Architectural Style: Classical Revival
Comment: Contributing

Broadway Street West Side South to North

36. Building/Address: McJunkin Building / 4520-4570 North Broadway
Date: 1923
Architect: Marshall & Fox
Use (historic/current): Office-Commercial/Office-Commercial
Current Occupant(s): Back's Book Store, 46th Ward Office and others
Number of Stories: 3
Materials: Brick and terra cotta
Architectural Style: Classical Revival
Comment: Contributing

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Uptown Square Historic District

37. Building/Address: Wilson Avenue Elevated - Uptown Station / 4600-4620 North Broadway
Date: 1922
Architect: Arthur U. Gerber
Use (historic/current): Commercial-Transportation/Commercial-Transportation
Current Occupant(s): Chicago Transit Authority station, Popeye's Chicken, Payless Shoe Source and others
Number of Stories: 1
Materials: Terra Cotta
Architectural Style: Classical Revival
Comment: Contributing
38. Building/Address: Barry Building / 4660-4666 North Broadway
Date: 1905
Architect: Ernest J. Ohrenstein
Use (historic/current): Commercial-Residential/Commercial-Residential
Current Occupant(s): Uptown Snack Shop and others
Number of Stories: 3
Materials: Brick and limestone
Architectural Style: Commercial Style with classical detailing
Comment: Contributing
39. Building/Address: Plymouth Hotel / 4700-4714 North Broadway, 1136-1148 West Leland
Date: 1912
Architect: George Kingsley
Use (historic/current): Hotel-Commercial/Vacant
Current Occupant(s): Vacant
Number of Stories: 4
Materials: Brick and terra cotta
Architectural Style: Commercial Style
Comment: Contributing

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Uptown Square Historic District

40. Building/Address: Loren Miller & Company Store / 4720-4726 North Broadway
Date: 1915
Architect: William L. Klewer
Use (historic/current): Commercial/Vacant
Current Occupant(s): Vacant
Number of Stories: 5
Materials: Brick and terra cotta
Architectural Style: Commercial Style
Comment: Contributing
41. Building/Address: Sheridan Trust & Savings Bank / 4728-4740 North Broadway
Date: 1914
Architect: Harris H. Huehl & Richard G. Schmid
Use (historic/current): Commercial/Vacant
Current Occupant(s): Vacant
Number of Stories: 2
Materials: Limestone and brick
Architectural Style: Classical Revival
Comment: Contributing
42. Building/Address: Green Mill Gardens / 4800-4810 North Broadway
Date: 1914 with addition 1922 and reduction in 1925
Architect: C. S. Michaelsen
Use (historic/current): Entertainment-Office-Commercial/Entertainment-Office-Commercial
Current Occupant(s): Green Mill Cocktail Lounge, U.S. Submarine, and others
Number of Stories: 2
Materials: Brick and limestone
Architectural Style: Commercial Style with classical detailing
Comment: Contributing

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Uptown Square Historic District

43. Building/Address: 4812 North Broadway
Date: 1925
Architect: Cornelius W. Rapp & George L. Rapp
Use (historic/current): Commercial/Commercial
Current Occupant(s): Shake Rattle & Read Book Box
Number of Stories: 2
Materials: Terra Cotta
Architectural Style: Classical Revival
Comment: Contributing
44. Building/Address: Uptown Theatre / 4814-4816 North Broadway
Date: 1925
Architect: Cornelius W. & George L. Rapp
Use (historic/current): Theater/Vacant
Current Occupant(s): Vacant
Number of Stories: 7
Materials: Brick and terra cotta
Architectural Style: Spanish Baroque
Comment: Contributing - Individually listed on National Register and Chicago Landmark
45. Building/Address: North Shore Fireproof Storage Building #1 / 4818-4822 North Broadway
Date: 1904 with addition 1907 and extant facade 1925
Architect: Unknown (Rapp & Rapp designed 1925 facade)
Use (historic/current): Storage-Commercial/Commercial
Current Occupant(s): Broadway Furniture and others
Number of Stories: 4
Materials: Terra Cotta
Architectural Style: Classical Revival
Comment: Contributing

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Uptown Square Historic District

46. Building/Address: 4824 Broadway Building / 4824-4826 North Broadway
Date: c. 1920 with extant facade c. 1970
Architect: Unknown
Use (historic/current): Commercial/Commercial
Current Occupant(s): Indochina Medical and Dental Center and others
Number of Stories: 1
Materials: Brick and concrete
Architectural Style: Modern
Comment: Non-contributing
47. Building/Address: Spiegel Furniture Store / 4840 North Broadway
Date: 1926
Architect: B. Leo Steiff
Use (historic/current): Commercial/Vacant
Current Occupant(s): Recently vacated by Heilig-Meyers Furniture Store
Number of Stories: 3
Materials: Brick and terra cotta
Architectural Style: Classical Revival
Comment: Contributing
48. Building/Address: U.S. Post Office - Uptown Branch / 4850 North Broadway
Date: 1939
Architect: Louis A. Simon (supervising) and Howard Lovewell Cheney (consulting)
Use (historic/current): Post Office/Post Office
Current Occupant(s): U. S. Postal Service
Number of Stories: 1
Materials: Brick and limestone
Architectural Style: Art Deco
Comment: Contributing

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Uptown Square Historic District

Racine Avenue West Side South to North

49. Building/Address: Fox Building / 4734-4736 North Racine
Date: 1911
Architect: Unknown
Use (historic/current): Commercial/Commercial
Current Occupant(s): El Condor #2 and vacant storefront
Number of Stories: 1
Materials: Glaze brick
Architectural Style: Commercial Style
Comment: Contributing
50. Building/Address: Keane Building / 4740-4744 North Racine
Date: 1911
Architect: Unknown
Use (historic/current): Commercial/Commercial
Current Occupant(s): Golden House Restaurant
Number of Stories: 1
Materials: Brick with wood cladding
Architectural Style: Modern facade
Comment: Non-contributing
51. Building/Address: Riviera Theater and Building / 4746-4760 North Racine
Date: 1918 with office building facade added around mid-century
Architect: unknown (completed by Cornelius W. & George L. Rapp)
Use (historic/current): Theater-Office-Commercial/Entertainment-Office-Commercial
Current Occupant(s): Jam Productions, Furniture USA, Genesis Mart and others
Number of Stories: 3
Materials: Brick and terra cotta (theater), metal cladding (office building)
Architectural Style: Classical Revival
Comment: Contributing

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Uptown Square Historic District

Leland Avenue North Side

52. Building/Address: Monroe Building / 1100-1116 West Leland
Date: 1905 with addition 1922
Architect: Samuel Crowen
Use (historic/current): Commercial-Residential/Commercial-Residential
Current Occupant(s): Van's Nail School, PC Net Technology and others
Number of Stories: 3
Materials: Brick, terra cotta, metal and wood
Architectural Style: Commercial Style
Comment: Contributing

Miscellaneous

53. Structure: Elevated Rail Line
Date: 1921
Architect: Unknown
Use (historic/current): Transportation/Transportation
Current Occupant(s): Chicago Transit Authority
Number of Stories: 2
Materials: Metal, wood, concrete
Architectural Style: N/A
Comment: Contributing

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Uptown Square Historic District

STATEMENT OF SIGNIFICANCE

The Uptown Square Historic District is significant under criteria A and C of the National Register Criteria. The Uptown Square district contains property associated with the broader historical patterns of entertainment and recreation, commerce, and transportation. This district also contains property that embodies the distinctive characteristics of various types of architecture, including Spanish Baroque Revival, Classical Revival and Commercial Style. The district is representative of the architecture of the early twentieth century and contains various high style buildings such as theaters, a bank and several three story commercial buildings. Uptown Square retains most of its original building mass and is representative of the outlying business centers that emerged in the early decades of the twentieth century in Chicago. Uptown Square grew rapidly between 1900 and 1930 and was widely known as an entertainment and retail corridor until 1950.

The period of significance for this district is 1900-1950. This time period includes two major phases of construction and reflects the importance of the area as an entertainment and commercial district. The two major phases of construction were 1900-1915, which involved smaller scale buildings, and 1920-1930, which involved larger scale buildings. The period of significance ends in 1950. By this time, the automobile was widely used for transportation, people were flocking to the suburbs to live and shop, and the onset of television brought an end to the era of movie palaces.

The following quotation illustrates the character of the neighborhood at its peak as an entertainment area:

This wide spacious square, where three important streets intersect, is the crossroads of "Uptown," where the brilliance of night-time electric incandescence reaches a glaring climax. Here are the monster, lighted signs of two luxurious motion-picture theatres which throw a golden glow almost over the entire square and lights up the white terra cotta façade of a skyscraper bank building across the street. Near by a famous "Uptown" night club attracts the sun dodgers and is a rallying point for the beau monde of the area (John Drury, "Byways of the City," Chicago Daily News, February 16, 1927).

In 1915, Loren Miller opened a department store at Leland Avenue and Broadway (#40) which he called the "Uptown Store." Miller is credited with bringing the name Uptown to the neighborhood (Jakus and Lyden, 1980: 21). His store attracted other independent retailers into the Broadway-Lawrence area. On January 17, 1921, Miller printed the first issue of *The Up-Town Advertiser*, a free advertising circular funded by the advertisements placed by various local

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merchants. The paper's popularity led other area businessmen to adopt the name "Uptown." Within a year, the local newspaper *The Northside Citizen* was renamed the *Uptown News*, the Wilson Elevated station (#37) was labeled the "Uptown Station" and a group of local businessmen founded the Central Uptown Association. The City of Chicago officially recognized the intersection of Broadway and Lawrence as "Uptown Square" in 1930, drawing a parallel with New York City's nexus of entertainment, Times Square.

Historical Development

The area now known as Uptown was a grassy, sandy stretch of land just west of Lake Michigan until the mid-1800s. This area was well-traveled by Native Americans, especially along a path called the Green Bay Trail, now Clark Street. This trail provided access from Fort Dearborn to the Green Bay country. In the decades after the great Chicago fire in 1871, large areas surrounding the city began to attract new residents. The horse-drawn omnibus and horse railway had already permitted development in Lake View Township, incorporated in 1857 and extending north from Fullerton to Devon and west from the lake to Western (Pacyga & Skerrett, 1986: 87). The introduction of cable cars, elevated steam railroads and electric surface lines intensified outward movement. Thus land previously too remote for residential use was brought into the city's orbit.

The suburb of Lake View, which included today's Uptown community, experienced rapid growth in the 1870s and 1880s. Early settlers were predominantly German or of German descent, although there were also a substantial number of Swedes. Most residents lived in modest frame cottages or farmhouses. The more elaborate residences located along Sheridan Road belonged to wealthy Chicagoans who sought a suburban lifestyle reasonably close to the city. The Uptown area became part of Chicago when the city of Lake View elected to be annexed in 1889 (*Local Community Fact Book*, 1995: 20).

In 1872, the Chicago, Milwaukee and St. Paul Railroad laid track through Uptown connecting the north side with the Union Depot downtown. Streetcars also provided an important transportation link between Uptown and downtown Chicago. The attached Transportation Chart lists the various means of transportation and their routes during the period of significance. The most dramatic growth of Uptown occurred after 1900 when the Northwestern Elevated Railroad Company line was extended north to Wilson Avenue. "At this time most of the surrounding area still had a distinctly rural character. Trainmen recall having an unobstructed view of nearby Lake Michigan from the station's platforms, and cows grazed in the structure's shadow. By the 1920s the rural character had completely disappeared, obliterated by the rapid march of urbanization" (Moffat, 1995: 198).

This extension of rail service in 1900 was extremely important to the north side. After the

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extension of the elevated, the commercial district along Wilson-Broadway-Lawrence began to flourish. The extension created a corridor of residential and commercial buildings along the tracks and developed a solid business and entertainment area at Wilson-Lawrence-Broadway. In 1908, a local businessman Peter Stohr commissioned Frank Lloyd Wright to design an arcade consisting of shops and a train station (Gartner, Kazenas and Petersons, 1975: 2). John S. Van Bergen completed the Stohr Arcade in 1909. This structure was demolished and a second station to serve the elevated trains at Wilson Avenue (#37) was constructed in 1922-23.

When the elevated railroad came to Wilson Avenue at the turn of the century, Uptown began its career as a transportation nexus and a pleasure resort. The Wilson Avenue and Clarendon Avenue beaches were leading destinations for summer outings. "Every cross street for three quarters of a mile north and south of Wilson Avenue [led] to a beach" (*Chicago Daily News* February 18, 1923). Uptown's beaches originally attracted people to the area as a destination for entertainment and recreation. By the early 1920s the Uptown neighborhood was crowded with restaurants, theaters, cafés, and dance halls. The area became identified with a new lifestyle: hotel living, kitchenette apartments, single-person households, cafeterias, movies, nightclubs, and shopping.

The Uptown shopping district at Wilson-Broadway-Lawrence offered an alternative to Chicago's downtown stores and by the mid-1920s became one of the most important commercial centers outside the Loop (Pacyga and Skerrett, 1986: 109). Restaurants and cafés, smaller retail stores, theaters, bakeries, food markets, and pharmacies such as those found in the Wilson-Broadway-Lawrence area fulfilled the basic needs of the surrounding neighbors, who saw no reason to travel downtown. The Wilson elevated train station made it simple for people to travel to the district to shop during the daytime and attend nightly concerts and theater shows.

The Uptown Square Historic District had early origins as a theater and entertainment district. Two of the first theaters erected within the Uptown Square Historic District, the Wilson Avenue Theater (#35) and the Lakeside Theater (#1), are still standing. The Wilson Avenue Theater at 1050 West Wilson was built in 1909 and operated as a Standard Vaudeville venue. In the early 1920s, when grand movie palaces overshadowed more modest theaters, the Wilson Avenue Theater was converted into a bank. It became the first home of the Uptown National Bank, now located at 4753 North Broadway (#19). The Lakeside Theater at 4730 North Sheridan Road was built in 1914. In recent years, it housed the Columbia College Dance Center.

The Green Mill Gardens nightclub (#42) lies at the heart of Uptown Square. This building, constructed in 1914, originally featured an outdoor seating area, as illustrated in the attached newspaper advertisement. In 1925 the Uptown Theatre (#44) was built on the site of the outdoor seating area, but indoor operations continued. The Green Mill prospered as one of the city's most popular nightclubs. The attraction of this area was enhanced by an earlier prohibition restriction that

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created a dry area just south and west of Lawrence Avenue (Palmer, 1928). When the 18th Amendment to the United States Constitution prohibited consumption of alcohol throughout the United States in 1919, the intersection of Broadway and Lawrence already had an established reputation for nightlife. Throughout the 1920s newspapers reported on the area as a haven of entertainment and fast living. "The popular conception of the Wilson Avenue district is that it is a section where easy morals prevail, where everybody lives beyond his income and dodges bill collectors. ... If any of the charges against the Wilson Avenue district were substantially true...the district would not be what it is today - the loop's little brother" (*Chicago Daily News*, May 19, 1923).

The Riviera Theater (#51) was an important attraction in Uptown. In 1917 the investment team Balaban & Katz hired C.W. and George Rapp to design the elaborate French Renaissance movie palace, which featured over 2000 seats. The Riviera opened as the largest and most elaborate theater in the chain and included a thirty-piece orchestra. The Riviera enjoyed great success; 18,000 people visited the theater on a weekly basis in 1918, boosting the numbers of patrons of Uptown Square (*Northside Sunday Citizen*, January 16, 1927). The 1920s dawned as the era of the grand movie palace. Following the success of the Riviera, Balaban and Katz opened several more movie palaces in Chicago, including the Tivoli, Chicago, Norshore, Oriental, Paradise, Southtown, Nortown, and the crown jewel of their chain, the Uptown Theatre (Davis and Mitchell, 1997). Only six to ten Balaban and Katz movie palaces remain standing in Chicago, two of which, the Riviera and the Uptown Theatre, are within the Uptown Square Historic District.

In 1925, Balaban and Katz again combined forces with Rapp and Rapp to build the ultimate movie palace, the Uptown Theatre (#44). They chose a Spanish Baroque style with a terra cotta façade. It cost \$4 million to build the Uptown. Until the opening of Radio City Music Hall in 1932, the Uptown was the largest theater in the United States (Pomaranc, Commission on Chicago Landmarks, 1989). The theater featured a five-story lobby including a chandelier, an "acre of seats" (the actual number was 4,381) and the most expensive Wurlitzer grand organ then built, as well as a state-of-the-art air conditioning system. By 1927 the Uptown Theatre alone brought over 90,000 people to the neighborhood on a weekly basis (*Northside Sunday Citizen*, January 16, 1927).

The Aragon Ballroom (#13) was known coast-to-coast as one of "America's Most Beautiful Ballrooms" during the 1920s, 1930s, and 1940s. In 1926 the architectural firm Huszagh and Hill designed the Aragon ballroom in the Spanish Baroque style and constructed it out of brick and terra cotta. The owners, William and Andrew Karzas, arranged for elaborate décor and strict policies against alcohol consumption, for they intended for the Aragon to impress critics and convince the public that dancing need not be a "bad" thing. The ballroom resembled the courtyard of a Moorish castle. Palm trees and twinkling lights in the ceiling gave people the sense of dancing underneath

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the nighttime sky. The all-maple dance floor includes a cushion of cork, felt and springs that absorbs the vibrations of hundreds of dancing feet. The reputation of the Aragon grew out of its spectacular ability to enthrone the Big Band era. The ballroom's embracing sound was played by such performers as Dick Jurgens, Wayne (The Waltz King) King, Lawrence Welk, Guy Lombardo, Eddy Howard, Isham Jones, Art Kassel, and Jimmy and Tommy Dorsey. Tommy Dorsey gave a Philadelphia kid named Frank Sinatra a break by allowing him to sing at the Aragon.

Transportation improvements between 1900 and the early 1920s helped to solidify the Uptown Square district's role as a destination for entertainment and commerce. Bulletin 131 of the Central Electric Railfans' Association describes the opening of the Lawrence Avenue Station and refers to the opening of the new station at Wilson:

On the evening of February 27, 1923, a new station was opened at Lawrence Avenue to serve the thriving business and entertainment district there. Present for the ceremonies and speech making were company officials, members of the local businessmen's association and the elevated's 40-piece band. That year also saw the...construction of a large terra cotta clad station at Wilson Avenue (Moffat, 1995: 252).

The new station at Wilson Avenue (#37) replaced the Stohr Arcade designed by Frank Lloyd Wright less than 15 years after it was built. The second station, constructed in 1922-1923, was designed by Arthur U. Gerber in the Beaux Arts style, a combination of Classical and Baroque influence (Graham Garfield, 1997-9). Where Wright's station had been square and simple, the new station built by Stow Building Company was ornate and heavily decorated. It exists today with the major portion of the top facade missing. The new station, called the Uptown Station, displays pilasters along the side walls and the main entrance, a subdued variation of the frontispiece for Grand Central Terminal in New York (Jakus and Lyden, 1980: 13).

Even with public transit improvements of the 1920s, Chicagoans became more and more enamored with the motor car. In the early 1930s, Lake Shore Drive was extended along the north lakefront to Foster Avenue on landfill that also created additional parkland. Grade separation cloverleaves, something new in road engineering, provided access and egress to Lake Shore Drive at Montrose, Wilson and Lawrence Avenues. By 1936, Uptown's attractions were easily reached by elevated train, streetcar, bus and automobile.

Although entertainment and commerce established Uptown as a destination point outside Chicago's Loop, one of the best known Uptown locations was Dr. Preston Bradley's Peoples Church of Chicago (#2). Dr. Bradley and a small group of Chicagoans established the Peoples Progressive

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Church of Chicago in July 1912 according to Dr. Bradley's biographer, Daniel Ross Chandler, who served as an assistant pastor of Peoples Church and Dr. Bradley's understudy. In the fall of 1913, the congregation moved into "a very large theater outside Chicago's Loop, the Wilson Avenue Theater." The congregation moved to the Pantheon Theater on Sheridan Road in 1918 where services were conducted and Dr. Bradley preached until 1925 (Chandler, 1971: p. 32-33). In 1923, the Sunday morning worship service was broadcast on the radio, launching what became the oldest continuous church service broadcast in the United States. Broadcasts continued over WJJD and WGN until the late 1960s (Chandler, 1971, p. 45).

On June 14, 1925, ground was broken for the new Peoples Church of Chicago. The dedication of the new building, designed by J.E.O. Pridmore, was on October 10, 1926. The theatrical heritage of Uptown and of the church's previous locations was carried into its new home. Chandler describes the church as "a stately Romanesque playhouse auditorium; the attractive gold and white color scheme was enhanced by the dark walnut paneling. Modern theater seats arranged in abbreviated semicircles across the inclined floor seemed dramatic in contrast to the regular, evenly rowed pews in the traditional churches." He quotes Ralph Schoenleben, writing in the *Liberalist*, September, 1942: "...the church resembles a beautiful playhouse. It has an inclined floor, theater seats instead of pews, and a very large balcony. The choir is banked at the back of a sort of stage. Dr. Bradley's 'pulpit' is but a simple desk." Then he concludes, "The theatrical atmosphere characteristic of motion-picture houses like the Pantheon was extended into the permanent residence for the Peoples Church" (Chandler, 1971: p. 41).

Dr. Bradley's congregation continued to grow. *The Chicago Daily News*, June 8, 1940, reported that the membership numbered 3,431 with an additional radio roll of 8,000. In March 1943, *American Magazine* said the Sunday congregation that came to Uptown to worship exceeded 2,200 and the radio audience more than five million (Chandler, 1971, p. 55).

The liberal Protestant clergyman's reach, through radio and extensive preaching tours extended far beyond Uptown. He was asked in 1935, 1939 and 1955 "to seek the mayorship of Chicago." He was a citizen-advisor to the United States delegation at the Charter Convention of the United Nations. A magnificent room in the Chicago Cultural Center at Washington and Michigan is named for Dr. Preston Bradley. According to Chandler, "Few institutions in the United States exceed the Peoples Church of Chicago as the lengthened shadow from one man. Ministering to human beings congested beneath towering neon-lighted skyscrapers and within tenement-ridden poverty-stricken ghettos, he served as the people's pastor" (Chandler, 1971, p. 61). Peoples Church still stands as a dignified presence on Lawrence Avenue and a monument to Dr. Preston Bradley.

The congregation is small, but the church opens its doors to house the homeless and provide space for a variety of charitable, social and artistic endeavors.

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The concentration of entertainment and recreation venues combined with the nearby elevated train stations made Uptown Square a popular and convenient entertainment corridor. At the same time, Uptown Square was becoming an important commercial district, or "outlying business center." A major city such as Chicago has a number of outlying business centers in addition to its central business district. The outlying business center represented the central business district in miniature. It possessed a marked concentration with closely spaced retail stores: clothing stores, furniture stores, shoe stores, jewelry stores, one or more department stores, and a mix of convenience stores. These centers attracted customers from long distances, and so they developed at focal points of intra-city transportation (Proudfoot, 1937: 425-428).

The district surrounding the Wilson Avenue station sold more cut flowers, candy, cigarettes and tobacco than in any other section of the city (*Chicago Daily News*, May 19, 1923: 12). Wilson Avenue contained a concentration of men's clothing stores, with the women's clothing stores concentrated on Sheridan Road. The Loren Miller and Company Store, or the "Uptown Store" as it was known, opened in 1915 at 4720-4746 North Broadway (#40) and eventually spread to the hotel and bank buildings flanking it. In 1930, the store boasted high numbers of accounts from surrounding northside neighborhoods (*Northside Sunday Citizen*, January 3, 1930). The Uptown Store was bought by the Goldblatt Brothers in 1931 and remained open as a Goldblatt's until December 1998.

Ed Marciniak in his book, *Reversing Urban Decline*, described Uptown in the 1920s:

By the middle 1920's, Uptown had become one of Chicago's most successful business centers. It boasted two large banks, a handsome office building for doctors, lawyers and dentists, elegant restaurants and two movie theaters which attracted well-dressed crowds day and night. ... Around this dazzling commercial center, hundreds of three-story apartment buildings sprang up to meet the growing demand for rental housing. Elevator apartment hotels of nine stories and more added to the high density. Uptown became one of the most heavily populated areas in the United States. Before the economic earthquake of the Great Depression struck in the 1930's, vacant land in Uptown was almost impossible to find (Marciniak, 1981: p. 11).

Apartment hotels such as the New Lawrence Hotel, 1020 West Lawrence and the Wilton Hotel, 1039-1053 West Lawrence, offered inexpensive living for singles and young married couples. Attracted to Uptown first by its lakeside location and accessible transportation and later by entertainment and commerce, an upwardly mobile, young population moved into Uptown's apartment hotels. According to Pacyga and Skerrett, "While some young married couples moved

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from apartment hotels into family homes...most did not remain in the area for extended periods. Thus even before the Depression struck, Uptown was well on its way to becoming a transient district" (Pacyga and Skerrett, 1986: 110).

The lights of Uptown Square continued to burn brightly until the Great Depression struck the nation. According to Marciniak, "It was a financial shock from which Uptown never recovered. New housing construction stopped. Purchasing power declined among consumers generally, and the unemployed in particular. The retail business of local merchants was devastated, as independent stores in Uptown and elsewhere folded one by one" (Marciniak, 1981: 19).

World War II brought more shockwaves to the area. "Uptown drew a much different crowd in 1949 than it did in 1926. Rowdy servicemen on leave from bases near the city surged into the neighborhood. At the public transportation stops, particularly the el and train stations, honkey-tonk joints brassily competed for attention" (Jakus & Lyden, 1980: 25). Uptown's small apartments with cheap rents became handy accommodations for workers in the defense industry who came to Chicago. Landlords remodeled buildings, breaking up larger apartments into smaller furnished units. "In an era of gas rationing and wartime cutbacks in auto production, Uptown's convenient transportation made small apartments a rental bargain" (Marciniak, 1981: 19).

Following World War II, a severe housing shortage prompted even more conversions. Single-family homes and apartment buildings in areas surrounding Uptown Square were cut up into smaller units and rooming houses. "Largely because of its cheap rents, Uptown became a port of entry for thousands of Appalachian Whites and American Indians who moved into Chicago during the 1950s and 1960s. No longer the city's bright-light district, Uptown fell on hard times" (Pacyga & Skerrett, 1986: p. 111).

Uptown remained a port of entry through the 1960s, 1970s and 1980s for Cubans, Hispanics, Middle Easterners, Africans, Koreans, Vietnamese, Cambodians and other refugees from Indo-China. Several small storefronts along Broadway and Wilson Avenues changed hands frequently or stood vacant. As was happening in many older urban areas in the United States, affluent residents fled to the suburbs. As television became the entertainment of choice for Americans, theaters and entertainment venues struggled to survive.

Architecture

The Uptown Square Historic District is significant for its buildings that exemplify distinctive characteristics of several architectural styles from the period of 1900 to 1950 and represent the work of prominent architects of the period. There are a total of 23 architects who designed 32 of the district's buildings, with the architects of the remaining 20 buildings unknown. Most of these 20 buildings are smaller and from the earlier phase of development.

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The building types and styles found within the district reflect the point in time at which they were constructed. Between the early 19th and mid 20th centuries, most commercial buildings were designed to be seen from the front. The façade gives commercial architecture its distinctive qualities and distinguishes one building from the next (Longstreth, 1987: 16-17). The early phase of commercial development in the district, from 1900 to 1910, was characterized by buildings with low massing and scale, one to three stories in height, often without elaborate ornamentation. These buildings were constructed to the sidewalk, with side walls attached to the adjacent buildings. In the Uptown Square Historic District, these commercial buildings are clustered on Broadway near Wilson and the elevated train station.

A majority of the buildings had commercial storefronts on the first floor with apartments above. These buildings were mainly brick, and ornamentation included stone lintels and sills, storefront surrounds of stone or terra cotta, and stone or metal cornices or parapets. The early commercial buildings were not usually designed in a specific architectural style, but often included details from a style, such as Classical Revival, 4621 North Broadway (#31), or Sullivanesque, 4623-4627 North Broadway (#30). Usually the architects of these smaller buildings were not nationally recognized but had smaller local practices. In the Uptown Square Historic District only three of the buildings on the 4600 block of North Broadway have an identified architect. Enoch Hill Furnock, who designed the building at 4621 North Broadway in 1902, was also the architect for the Brewster Apartments, a Chicago Landmark located at Diversey and Pine Grove.

The early phase of residential development in the district incorporated small apartment buildings and six flat apartment buildings. The residential buildings were two to four stories in height and often were designed with specific stylistic elements such as Queen Anne or Classical Revival. An example is the Middlekauf Apartments (#10), constructed in 1901 and designed by architect John S. Woollacott. The four-story building was designed in the Classical Revival style, incorporating such elements as egg and dart moulding, stone capitals and a bracketed cornice. Mr. Woollacott also designed the Fullerton Avenue Presbyterian Church, 600 West Fullerton Parkway, in 1888 in the Richardsonian Romanesque style, and the Ravenswood Methodist Episcopal Church, 4501 North Hermitage, in 1890 incorporating Romanesque and Sullivanesque elements (Sinkevitch, 1993: 190, 223).

While the building boom of the 1920s had yet to transform Lawrence Avenue, slightly larger buildings were constructed north of the elevated tracks in the 4700 block of North Broadway. These buildings did not grow much in terms of height, but were slightly larger in scale, with three buildings covering one entire block. The first of these buildings was the Plymouth Hotel (#39). Constructed in 1912 of dark brown brick, the four-story building employed the Commercial Style of storefronts, with three upper floors and a parapet. Designed by architect George Kingsley, the building's

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minimal ornamentation includes decorative brick patterns and green and white terra cotta mouldings. While Kingley's restrained design of the Plymouth Hotel reflected the period, his 1923 design of the Reebe Storage & Moving Company, 2325 North Clark, reflected the growing elaborateness of façades in the 1920s, and incorporated inspired terra cotta designs in the Egyptian Revival style (Sinkevitch, 1993: 188).

The firm of Huehl & Schmid designed the Sheridan Trust & Savings Bank (#41) in 1914 at the intersection of Broadway and Racine. While only two stories in height, the building reflects a determined attempt at Classical Revival style, which was a popular style for financial institutions. Designed with a limestone façade, the classical elements of the building include two-story arched window surrounds divided by engaged stone piers with Ionic capitals. A dentillated frieze and overhanging cornice support a two-tiered stone cornice. Harris Huehl and Richard Schmid partnered an architecture firm in Chicago for nearly 20 years until Huehl's death in 1918 (Withey and Withey, 1956: 540). Huehl & Schmid were most noted for their work designing Shriner auditoriums. One of their largest and best preserved is the Medinah Temple, 600 North Wabash, constructed in 1913 with an Arabic motif (Sinkevitch, 1993: 123).

The 1920s constituted the second phase of development in the district. With the building boom of the 1920s, real estate speculation created the desire for larger buildings. The growing market of the Loren Miller & Company Store (#40) and the location of the neighborhood near rapid transportation and Wilson Avenue shopping made Uptown Square a prime location for apartments, offices, and theater and entertainment facilities. The 1920s saw the proliferation of high-style building design, with extravagant ornamentation covering taller, wider façades. These larger buildings, which represented a larger investment by the owner and a more prominent position on the street, required the expertise of more prominent architects.

One of the most prominent architectural firms to work in the Uptown Square Historic District was Rapp & Rapp. Comprised of brothers Cornelius Ward Rapp (1861-1927) and George Leslie Rapp (1878-1942), they designed numerous movie theaters in Chicago and around the country. Within the district they were responsible for the Riviera Theater and Building (#51), the Uptown Theatre (#44), the commercial building at 4812 North Broadway (#43), and the facade of the commercial-office building at 4818-4822 North Broadway (#45). The brothers formed a partnership in 1906 and soon became known for their movie theater designs. They began work for the Balaban and Katz chain in 1917 with the Riviera Theater, and went on to create a number of movie palaces in Chicago (Withey and Withey, 1956: 497). The firm continued its association when the circuit merged with Paramount-Publix Theaters in 1925, expanding their practice nationwide. Rapp & Rapp designed over 400 theaters, the majority of them during the 1920s. Rapp & Rapp were among the most important and influential American theater architects of the period (Levin and Longstreth,

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1982: 532).

The Rapps introduced with the Riviera and continued with the Uptown what was to become a familiar theme in building design in Uptown Square in the 1920s, exuberant and elaborately decorative building facades. French Renaissance, Spanish Baroque, and Classical Revival were all incorporated in buildings by the Rapps in Uptown Square. Following the introduction of the French Renaissance-designed Riviera Theater, another prominent Chicago architecture firm designed an elaborately ornamented office building at the southwest corner of Sheridan and Lawrence. The Mutual Insurance Building (#4), was constructed in 1922 and designed by the firm of Fugard & Knapp. At four stories and clad in white terra cotta, the prominent location on the corner made this Classical Revival building a gleaming example of what was to come. The firm of Fugard & Knapp was already well-versed in classical building design, having designed 219 East Lake Shore Drive in 1919 and 229 East Lake Shore Drive in 1922 in what is now the East Lake Shore Drive Local Historic District. The firm would eventually complete the Mayfair Regent Hotel, 181 East Lake Shore Drive, in 1924, making them the designers of half the buildings in that historic district (Sinkevitch, 1993: 111).

Marshall & Fox were probably the best known and most respected of the commercial and residential architecture firms to work in Uptown Square during the 1920s. Both of the firm's Uptown Square buildings are massive brick buildings with elaborate Classical Revival white terra cotta facades, continuing in the theme of exuberantly designed high-style architecture. These are the McJunkin Building (#36), built in 1923, and the original eight stories of the Uptown National Bank Building (#19), built in 1924. In 1928 the firm of Huszagh & Hill completed the anticipated four-story addition to the Uptown Bank Building.

Comprised of partners Benjamin H. Marshall (1874-1945) and Charles E. Fox (1870-1926), this leading architectural firm had gained a reputation for elegant and elaborate designs, most of which were built in the Gold Coast section of Chicago. Marshall went on to design several important buildings following Fox's death in 1926, including the Drake Tower Apartments, 179 East Lake Shore Drive, 1929, and the Edgewater Beach Apartments (Withey and Withey, 1956: 392-393).

The firm's impressive list of designs include the Blackstone Hotel and Theater at 636 South Michigan, 1908-1910; the Chicago, Burlington & Quincy Railroad headquarters at 547 West Jackson, 1911; the Drake Hotel at 140 East Walton Street, 1920; 1550 North State Parkway, 1912; and the other half of the East Lake Shore Drive Local Historic District (Sinkevitch, 1993: 94, 111, 141, 165).

The fourth architect to continue the theme of ornately designed high-style buildings in the Uptown Square Historic District was Walter W. Ahlschlager. Already well-known in Uptown for his design of the Sheridan Plaza Hotel at the northeast corner of Wilson and Sheridan in 1919,

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Ahlschlager incorporated monumental engaged columns and fluted piers, spiral terra cotta columns, terra cotta floral patterns, ram's heads, urns, metal cresting and diamond leaded glass into the Spanish Baroque design of the Uptown Broadway Building (#20). He is also credited with designing the Medinah Athletic Club, now the Hotel Inter-Continental, 505 North Michigan Avenue, 1929, in a neo-Egyptian style (Sinkevitch, 1993: 103).

The range of architectural styles employed in the Uptown Square Historic District reflects the range of early 20th century development from 1900 to 1950. Of the 52 buildings in the district, 17 were designed in the Commercial Style and 18 were designed in the Classical Revival style. These two styles alone represent half of the buildings in the district. Of the remaining buildings, eight are considered of contemporary design, or rather they are modern buildings or facades which portray no particular style. The following chart indicates the architectural styles of the 44 contributing buildings in the district:

Architectural Style	No. of Buildings	Architectural Style	No. of Buildings
Commercial Style	17	Chicago Six-Flat	1
Classical Revival	18	Spanish-Moorish	1
Art Deco	4	Venetian Gothic	1
Spanish Baroque	2		

Classicism usually refers to a revival of the principles of ancient Greek and Roman architecture. In the 19th century there was a full-scale classical revival that took many different forms but which kept a common feeling of identity and direction (Koeper and Whiffen, 1983: 3). The classical revival was first introduced in America during the 18th century by Thomas Jefferson with his State Capitol in Richmond, Virginia. The style reflected a symbol of the new government in the New World, which was patterned on the Roman Republic (Koeper and Whiffen, 1983: 5). The classical style of architecture came to be associated with civic, industrial and financial institutions, relaying a sense of longevity, importance and justice. While the 19th century buildings were often freestanding, replicating form and style of the ancient architecture, buildings in the 20th century modified the style to the form and function of the building. As the classical revival became an accepted form of building design, even the smallest facade would incorporate classical detailing to add identity and status to the building. The range of classical facades is varied in the district, from the modified temple front of the Peoples Church (#2) to the ornate terra cotta-clad Uptown National Bank Building (#19). Classical Revival flourished throughout the United States in the early 20th

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century.

While the Classical Revival style is the most dominant of the high styles found in the district, the Commercial Style ranks as the most common building style. The Commercial Style is the result of increased specialization in building facades towards the creation of commercial storefronts along a street. More a building type than a style, Commercial Style buildings include one or more storefronts, upper floors containing offices or apartments, topped by a parapet or cornice. Examples include the three buildings from 4635 to 4645 North Broadway (#25, #26, #27). These buildings often incorporated details from other styles as ornamentation. In the Uptown Square Historic District, classical detailing is the most prominent, as is found on buildings such as the 1105 Lawrence Professional Building (#8).

The Art Deco style became popular and took its name from the Paris Exposition Internationale des Arts Decoratifs et Industriels Modernes in 1925 (Koeper and Whiffen, 1983: 326). The style spread rapidly to America and can be found in every city and many small towns around the country. Although a more streamlined version of Art Deco known as Moderne was a popular replacement after 1930, the Art Deco style remained popular into the 1940s. There are four buildings in the Uptown Square Historic District in the Art Deco style. The New Lawrence Hotel (#9) is an excellent example of the use of Art Deco in the 1920s. Constructed in 1928, the building incorporates elements common in the Art Deco style, including a linear design with a vertical emphasis, a courtyard or "U" shape above the first floor emphasizing the geometric form, strips of windows with decorated spandrels, low-relief ornamentation around door and window openings, and the use of metal and terra cotta in the ornamental detailing (Blumenson, 1981: 77).

The increase of building mass and scale in the 1920s communicated Uptown Square's status as a major outlying business center in Chicago. The larger commercial buildings and entertainment facilities expressed the exuberance of a vibrant entertainment district with elaborate decorative facades and the creative use of terra cotta.

Neighborhood Comparison

In his 1937 thesis, Malcolm Proudfoot identified twenty major outlying business centers in the Chicago of the early 1930s. He did not publish the boundaries of these centers but explained in detail how they were delineated. "Major" meant at least one mile of business frontage, combining the frontage of all stories. For example, two-story business buildings extending on both sides of the street in four directions for a radius of one-sixteenth mile would measure a mile in Proudfoot's analysis (Proudfoot, 1937).

Broadway-Wilson was one of his major centers, and it ranked third from the top with 3.20 miles of business frontage. There are five centers with over three miles: Halsted-Roosevelt 4.03,

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63rd-Cottage Grove 3.38, Broadway-Wilson 3.20, 63rd-Halsted 3.12, and Lincoln-Belmont-Ashland 3.10. Proudfoot included Lawrence-Sheridan and Broadway-Sheridan (-Montrose) as minor centers, which reflects the unusual extent of the Uptown concentration; only one other major center, 47th-South Park, had a minor center within a half mile, and no other had two. Although Proudfoot's boundaries for the Broadway-Wilson center would not exactly match with the Uptown Square Historic District boundaries, they contained most of the same major buildings and can be used for comparisons. Proudfoot found that of his twenty major centers, Broadway-Wilson ranked third in size, first in elevated car traffic, first in "motor coach traffic," (i.e., first-class busses), above average in land value, and above average in vehicle traffic.

Historic land values in Chicago were thoroughly documented by Homer Hoyt in his 1933 book, *One Hundred Years of Land Values in Chicago, 1830-1933*. His analysis includes a section on outlying business centers. Land prices on outlying business corners doubled between 1910 and 1915, then after a pause, tripled between 1921 and 1928. "Not only did an increase of population of one million [in these areas] furnish added consumer purchasing for local stores, but a number of factors tended to divert much of this shopping away from the Loop to these community centers" (Hoyt 1933: 249). These factors included the growth of outlying banks, department stores, and "the new palatial motion-picture houses." Uptown Square had a large twelve-story bank, a prominent department store, and two palatial motion-picture houses.

The attached Chicago map taken from Hoyt (1933: 254, Figure 40) shows that in 1928 three Uptown corners—Broadway-Lawrence, Broadway-Wilson, and Wilson-Sheridan—were all in the highest rank (\$5,000-10,000 per front foot) and Lawrence-Sheridan was in the second rank (\$2,500-4,999) citywide. Of the eleven centers with property values exceeding \$5,000 per front foot in 1928, three were in Uptown. Nowhere else outside the central city were two first-rank centers found less than a half-mile apart.

In the 1930s all the major centers had at least one large motion-picture theater; some had several. The concentration of entertainment facilities in Uptown rivaled that of the other outlying centers and included the Aragon Ballroom (#13), Uptown Theatre (#44), Riviera Theater (#51), Lakeside Theater (#1), Green Mill Gardens (#42), and the Pantheon Theater. All remain but the Pantheon, which stood outside the historic district boundaries. Of the five largest outlying centers in Proudfoot's study, all had at least one theater with more than 3000 seats, but most of these have not survived.

A driving tour of 15 or 20 major outlying business centers shows that almost all of them have lost many of their largest and most characteristic business buildings. Madison-Pulaski (formerly Crawford) retains the five-story Walgreens building, the eight-story Garfield Bank building and two large residential buildings, the Guyon Hotel and the Midwest Athletic Club. The Madison-Pulaski

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district had two major motion picture theaters, the Marbro and the Paradise, but both have been demolished. The Lincoln-Belmont-Ashland district retains the Wicboldt's Department Store building and another narrow six-story department store. The Belmont Theater was adapted for residential use, retaining the historic façade. The other major centers have suffered extensive demolition. The Tivoli near 63rd-Cottage Grove and the Southtown near 63rd-Halsted are among the losses to demolition.

Uptown Square Historic District is unique in retaining all the major buildings within its boundaries. The two major motion picture theaters, the Uptown and the Riviera, are still standing in the Uptown Square Historic District, with good physical integrity on the exterior. The Uptown Square Historic District also retains the Aragon Ballroom, the Green Mill, the McJunkin, Mutual Insurance, and Uptown National Bank Buildings, all of which contributed significantly to the original character of the district. Thus the Uptown Square Historic District with all its major buildings standing is among the best surviving examples of the outlying business centers of early 20th century Chicago.

Walking through the district, changes and gaps in the historic fabric are visible. But it would be an illusion to believe that at one time the district was fully built and physically stable. The real estate booms of 1910-1915 and 1920-1930 brought extensive demolition and redevelopment. The district developed so rapidly that in the early 1920s, buildings less than ten years old were being torn down to build "bigger and more modern buildings on the same sites" (*Chicago Daily News*, February 18, 1922). There was always a building project under way. The tall apartment buildings on Lawrence replaced walk-up apartments. The Uptown National Bank Building (#19) was built first to eight stories in 1924, then pushed up to twelve stories just four years later. At the northeast corner of Lawrence and Broadway a twenty-five-story building was announced, but the project never broke ground (*Northside Sunday Citizen*, January 16, 1927). Though there have been some regrettable losses to demolition in Uptown Square, what remains is an ensemble of exceptional interest with substantial integrity by any comparative standard.

From the early 1900s with its transportation boom, through the glory days in the 1920s and early 1930s, to harder times during the Great Depression, World War II and the post-war years, Uptown Square has stood largely intact, too monumental to ignore and, some thought, too expensive to restore. Its most impressive structures, including the Uptown Theatre, the Aragon, and the Uptown Bank Building, are a testimonial to another era. Its vacant and deteriorated buildings, including Foren Miller's store and the rest of the Goldblatt's complex (#39-41), the majestic Uptown Theatre (#44), the Spiegel Furniture Store building (#47), and the lavishly decorated Uptown-Broadway Building (#20) wait to once again become a developer's dream.

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Uptown Square Historic District

Uptown Square is no museum however. Bright lights and entertainment still draw the crowds to Uptown Square. Jazz fans flock to the Green Mill. The Aragon and the Rivera fill with fans of popular music groups, today the Smashing Pumpkins rather than Tommy Dorsey. The Uptown Theatre often serves as a popular movie filming location. Backdraft, Toy Story, and recently High Fidelity included scenes shot in the Uptown. The busy and thriving Uptown National Bank graces the corner of Lawrence and Broadway. In the early twentieth century, transportation access, a booming economy, rapid residential and commercial development, entertainment venues, and recreation shaped Uptown Square. Those elements still exist today and offer renewed opportunities for restoring some of Uptown Square's magnificent buildings.

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Uptown Square Historic District

Boundary Description

The Uptown Square Historic District's boundaries include the northwest corner of Gunnison and Broadway, the east and west sides of Broadway from Gunnison on the north to Wilson on the south, the southwest corner of Wilson and Broadway, the one building on the north side of Wilson east of Broadway, the north side of Leland between Broadway and Winthrop, the north and south sides of Lawrence from Magnolia to Sheridan, the first building on the west side of Sheridan south of Lawrence, the two buildings east of Sheridan on the south side of Lawrence, and the three buildings on the west side of Racine south of Lawrence. The boundaries incorporate approximately 15 blocks.

Boundary Justification

The boundaries of the Uptown Square Historic District have been drawn to include the most cohesive collection of buildings which relate together through use, architectural style, pattern of development, and date of construction. To the north along Broadway are low-scale commercial buildings that do not reflect their historic integrity including a modern public library and a strip shopping center constructed in the mid-1990s.

To the west along the north side of Lawrence are a parking lot and the St. Boniface Cemetery. To the west of the district and south of Lawrence are low-scale residential buildings dating from the late 19th and early 20th centuries. These buildings are within the boundaries of the Sheridan Park Historic District, listed on the National Register in 1985. To the south along Racine are the Darlington Hotel, 1910, and the Darlington Apartments, 1909, two low-rise apartment buildings. To the west along Leland are St. Simons Church and Parish House dating from 1905, and the Leland Hotel, a larger apartment building constructed in 1926. All of these buildings are located within the boundaries of the Sheridan Park Historic District.

To the west along the north side of Wilson are several low-rise commercial buildings and a four-story apartment building, which do not possess sufficient historic integrity to reflect the period of significance. There is a modern fire station at the northwest corner of Racine and Wilson. Along the south side of Wilson is the Harry S. Truman City College of Chicago, a modern glass and steel two-story building which consists of an entire city block.

To the south of the southern boundary of the district along the west side of Broadway is a parking lot and a modern supermarket building. To the south along the east side of Broadway are several modern commercial buildings, including a strip shopping center and a bank.

To the east of the boundary along the north and south sides of Wilson are several parking lots, a modern commercial building, and a McDonald's restaurant, followed by the Sheridan Plaza Hotel, listed on the National Register individually, at the northeast corner of Wilson and Sheridan.

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Uptown Square Historic District

The historic fabric of the district no longer extends far enough along Wilson to include the Sheridan Plaza Hotel. To the west along Leland are two vacant lots and a modern apartment building.

To the north and south of Lawrence along Winthrop and Kenmore are low-rise apartment buildings and single-family homes dating from the late 19th and early 20th centuries. These buildings are interspersed with vacant lots.

To the west along the north side of Lawrence are a modern strip shopping center at the northwest corner of Lawrence and Sheridan, and a modern high-rise apartment building and parking lot east of Sheridan. To the east of the boundary along the south side of Lawrence are several low-rise apartment buildings, some of which are modern and some which date from the early 20th century. To the south of the boundary along the east and west sides of Sheridan is a mixture of two-story commercial buildings dating from the early 20th century, modern commercial buildings, parking lots and vacant lots.

"Green Mill" Sunken Gardens

Announcement of Opening Tonight—Friday—6 p.m.

Two Blocks North of
Wilson Ave. "L" Sta.

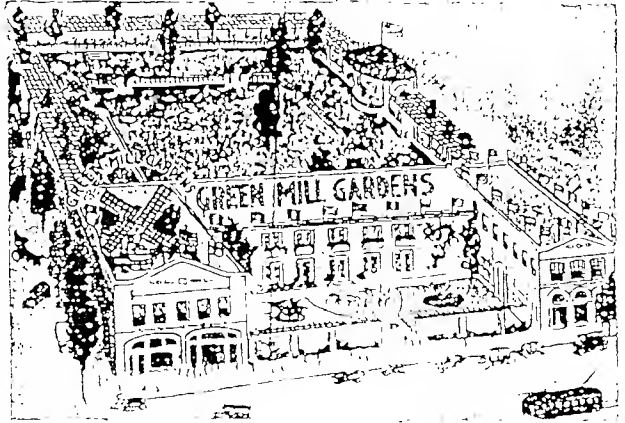
Broadway and Lawrence Ave.

Two Blocks West of
Sheridan Road

Come Tonight

TO THE
"Green Mill" Gardens

The coolest spot in Chicago—the only real Sunken Gardens in America—the most novel summer garden where every night is a gala night. Come where you can spend your evening in comfort and pleasure in a delightful spot encircled by a terrace of flowers and climbing vines. *Dine in our*



Della Robbia Room

designed with rare skill and carried out in the costliest, though not gaudy, marbles and tile. Attractive and rich—a place where you will enjoy the finest cuisine prepared by expert chefs. The cleverest entertainers

The Queen of the Cabaret
MISS PATRICOLA

with her orchestra of 25 pieces and many other stellar attractions, especially engaged for tonight's opening, will entertain you as you have never been entertained before. For the best amusement in Chicago come to "Green Mill" Gardens tonight.



Come Tonight Look for the Sign of "The Green Mill"

Take Broadway Car to Door or Northwestern "L" to Wilson Avenue. Walk Two Blocks North

"Chicago Daily Tribune" June 25, 1914

Uptown Square Historic District

Father of Uptown



Loren Miller, Sr.

Loren Miller, Sr., president of Loren Miller and company, is known as the "Father of Uptown." He originated the name for this district. He also advocated the naming of the corner at Lawrence and Broadway "Uptown Square." The name was approved by the city council three years ago and signs were placed on the corners last spring. The Loren Miller and company building at the present site was erected in 1915 and the annex added in 1936.

"Uptown Square"

February 7, 1941

Uptown Square Historic District

CORNERS NEAR THE LOOP VALUE

Value Sheridan Trust Land at \$7,500 Front-Foot

There are more valuable corners in the area from Lawrence to Irving and the lake to Ashland than any district outside the loop, with the possible exception of Michigan, from the Drake hotel to the bridge, and population statistics indicate that property value will increase in Uptown, Walter R. Kuehnle, superintendent of the land department of the board of assessors, said yesterday.

While he estimates the square foot value of the Sheridan Trust land at \$7,500 a square foot, the Wright building land is estimated at \$100 a square foot. The 1928 value of the Uptown corner was \$65.

The number of business firms doubled in the eight years from 1920 to 1928, and there was an increase of a third in apartment hotels.

14,500 Families By 1946

Figures just procured from the telephone company by Mr. Kuehnle show that the district had 8,500 families in 1920 and 11,000 in 1928, and they predict there will be 14,500 by 1946.

There were 1,000 business firms in 1920, 2,000 in 1928, and they predict 3,000 by 1946.

There were 1,400 families in apartment hotels in 1920, 1,900 in 1928, and they predict 2,700 by 1946.

Five Key Corners

The northwest corner of Sherman and Wilson and the northwest corner of Broadway and Lawrence were valued at \$6,500 a front foot by assessors in 1928, the most valuable business centers out of the central business district, with the exception of Halsted and 63rd, valued at \$8,000. Fifty-third and Cottage and Madison and Crawford are at \$6,500.

The southwest corner of Lawrence and Sheridan was valued at \$6,000, and the northwest corner of Broadway and Wilson, and Madison and Wilson.

Madison and Wilson is the corner of the Oak Park section drawing from the lake and 63rd has not as many firms from which to draw trade in Uptown. Mr. Kuehnle sees the Uptown area as the biggest business future of the city. He is vice-president of the Chicago Real Estate board.

Transportation Chart

YEAR	LINE	TYPE	ROUTE
1855	Northwestern Railway (now Chicago & Northwestern)	Rail	<i>North-South</i> 12 trains per day
1872	Chicago, Milwaukee & St. Paul	Rail	<i>North-South</i> to Union Depot downtown
1892	Chicago North Shore Street Railway Company	Street car	<i>North-South</i> Evanston Avenue (Broadway) to Diversey
1896	Chicago North Shore Street Railway Company	Street car	<i>North-South</i> Clark Street line extended to Devon Ave.
1896	Chicago North Shore Street Railway Company	Street car	<i>East-West</i> Lawrence Avenue line began from Evanston Avenue to Milwaukee Avenue
1900	Northwestern Elevated Railroad Company	Elevated Rail	<i>North-South</i> Line extended north to Wilson Avenue
1907	Northwestern Elevated Railroad Company	Elevated Rail (street level)	<i>North-South</i> Elevated tracks electrified
1908	Northwestern Elevated Railroad Company	Elevated Rail (street level)	<i>North-South</i> Line extended to Central Street in Evanston
1913	Kenwood-Wilson Express	Rail	<i>North-South</i> Line ran from Wilson to Kenwood on the south side. Service closed in 1949.
1919	Lake Bluff Railway (later Chicago, North Shore & Milwaukee line)	Rail	<i>North-South</i> Line ran from Milwaukee, W1 to South Side, stopping at Wilson.
1921	Northwestern Elevated Railroad Company	Elevated Rail	<i>North-South</i> Tracks north of Wilson were elevated
1921	Chicago, Evanston & Lake Shore	Rail	<i>North-South</i> Closed service between Howard and Wilson
1923	Chicago Transit Authority (forerunner)	Elevated Rail	Existing Uptown Station at Wilson and Lawrence Avenue station constructed
1928	Lake Shore Drive	Highway	<i>North-South</i> Road extended north to Lawrence Avenue with exits at Montrose, Wilson and Lawrence

MAP OF CHICAGO
 -SHOWING-
 LAND VALUES OF THE PRINCIPAL
 BUSINESS CORNERS OUTSIDE THE LOOP
 1928

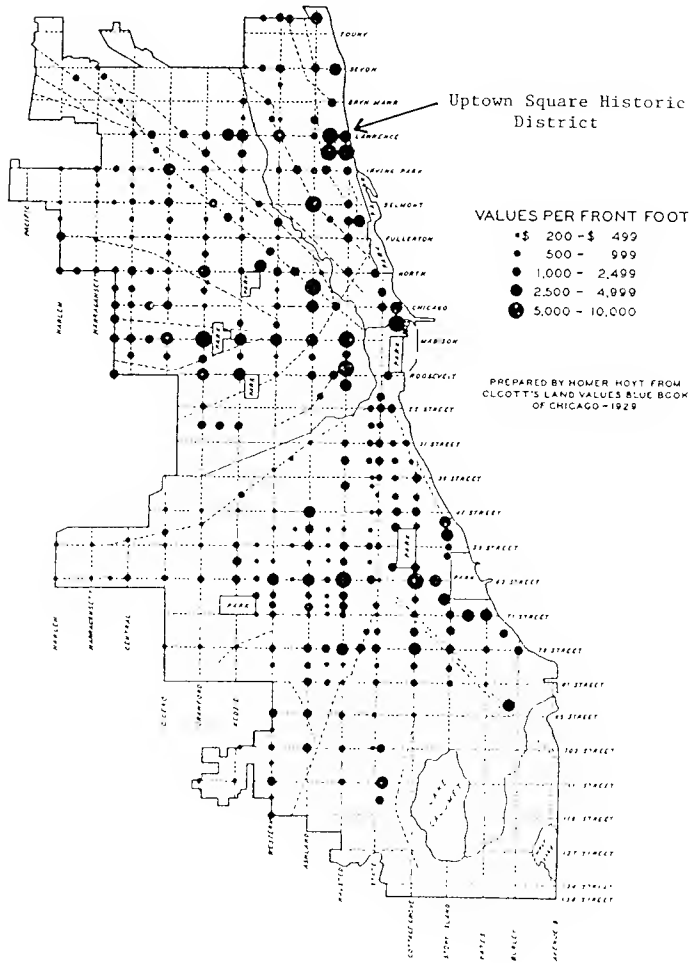


FIG. 40

Uptown Square Historic District

